

## RESOLUTION NO. A-\_\_\_\_\_

1 WHEREAS, the City Council, on June 19, 2000, adopted Resolution No. A-80238  
2 finding an area generally bounded by "N" Street on the south; the viaduct over the  
3 Burlington Northern Santa Fe right-of-way, parallel to Cornhusker Highway on the north;  
4 23rd Street on the west; and 31st Street on the east to be blighted and substandard as  
5 defined in the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101, et  
6 seq. as amended) and in need of redevelopment; and

7 WHEREAS, on August 23, 2002 notice of public hearing was mailed, postage  
8 prepaid, to the president or chairperson of the governing body of each county, school  
9 district, community college, educational service unit, and natural resource district in  
10 which the real property subject to such plan is located and whose property tax receipts  
11 would be directly affected and to all registered neighborhood associations located in  
12 whole or in part within one mile radius of the area to be redeveloped setting forth the  
13 time, date, place, and purpose, of the public hearing to be held on September 4, 2002  
14 before the Lincoln City -Lancaster County Planning Commission regarding the North  
15 27th Street Redevelopment Plan; and

16 WHEREAS, said proposed North 27th Street Redevelopment Plan was submitted  
17 to the Lincoln-Lancaster County Planning Commission for review and recommendation,  
18 and said Planning Commission on October 2, 2002 found the plan to be in conformance  
19 with the Comprehensive Plan and recommended approval thereof; and

1           WHEREAS, on October 18, 2002 a notice of public hearing was mailed, postage  
2 prepaid, to the foregoing governing bodies and registered neighborhood associations  
3 setting forth the time, date, place, and purpose of the public hearing before the City  
4 Council to be held on October 28, 2002 regarding the proposed North 27th Street  
5 Redevelopment Plan; and

6           WHEREAS, on October 11, 2002 and October 18, 2002 a notice of public  
7 hearing was published in the Lincoln Journal Star newspaper, setting forth the time,  
8 date, place, and purpose of the public hearing to be held on October 28, 2002 regarding  
9 the proposed North 27th Street Redevelopment Plan; and

10           WHEREAS, on October 28, 2002 in the City Council Chambers of the County  
11 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public  
12 hearing relating to the proposed North 27th Street Redevelopment Plan and all  
13 interested parties were afforded at such public hearing a reasonable opportunity to  
14 express their views respecting said proposed plan; and

15           WHEREAS, the City Council after the hearing on October 28, 2002 duly  
16 considered all statements made and materials submitted relating to said Amendment  
17 and specifically found among other things that the costs and benefits of the  
18 Redevelopment Projects, including costs and benefits to other affected political  
19 subdivisions, the economy of the community, and the demand for public and private  
20 services were in the long-term best interest of the community impacted by the same.

21           WHEREAS, The City Council directed that the Urban Development Director or  
22 his authorized representative to take all steps necessary to implement the provisions of  
23 said Amendment; and

1           WHEREAS, the City advertised for and requested redevelopment proposals for  
2           the Redevelopment of the proposed redevelopment site along North 27<sup>th</sup> Street in the  
3           area generally bounded by the former MoPac (UP) Railroad ROW on the south to Y  
4           street on the north (Broom Factory); and

5           WHEREAS, in August of 2001 the City received and reviewed, using a selection  
6           committee process, three RFP's for the Project, selecting B & J Partnership, Ltd as the  
7           redeveloper of record according to the Community Development Law in September,  
8           2001; and

9           WHEREAS, B & J Partnership, Ltd. and the City have negotiated and are  
10          desirous of entering into the attached "Broom Factory Redevelopment Agreement."

11          NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
12          Lincoln, Nebraska and considering: (a) the tax shifts from the use of Community  
13          Improvement Financing as authorized in § 18-2147; (b) the community's public service  
14          needs impacts and local tax impacts arising from the approval of the project; (c) impacts  
15          on employers and employees of firms locating or expanding within the boundaries of the  
16          project area; (d) impacts on other employers and employees in the City and immediate  
17          area outside the project area; and (e) other impacts the City Council hereby determines  
18          to be relevant to the consideration of costs and benefits arising from the redevelopment  
19          project:

20          1.       That the attached Broom Factory Redevelopment Agreement between the  
21          City of Lincoln and B & J Partnership, Ltd. for the redevelopment of the Broom Factory,  
22          in accordance with the terms and conditions contained in said Agreement, is hereby

1 approved and the Mayor is authorized to execute the same on behalf of the City of  
2 Lincoln.

3 2. The City Clerk is directed to return one fully executed copy of the  
4 Agreement to B & J Partnership and one copy to the Urban Development Department.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2003:

\_\_\_\_\_  
Mayor